#### **HOUSE & LAND CONVEYANCING PTY LTD**

1458 Burwood Highway Upwey, Vic 3158
P. O. Box 1207, Upwey Vic 3158
P: 03 9754 8777 E: info @houseandlandconveyancing.com.au

Vendor's Statement to the Purchaser of Real Estate pursuant to Section 32 of The Sale of Land Act 1962 (VIC) ("the act")

**VENDOR:** Randal Victor John Smith, Gaenor Ann Elizabeth Denny & Marshall Gordon Smith

**PROPERTY:** 1 Kemp Court ROWVILLE VIC 3178

#### 32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings <u>AND</u> any interest payable on any part of them is as follows-

#### **Provider**

City of Knox rates South East Water (parks, drainage & service fees)

#### Do not exceed \$3,500.00 per year

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- **None to the vendors knowledge** 

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32A(b)The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:- **Not Applicable** 

#### 32A(ca) Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPTR Act)

- (i) The land **is not** tax reform scheme land within the meaning of The Commercial and Industrial Property Tax Reform Act 2024.
- (ii) The Australian Valuation Property Classification Code (within the meaning of the CIPTR Act) most recently allocated to the land is set out in the attached municipal rates notice or property Clearance certificate: **Not applicable**
- (iii) If the land is tax reform scheme land within the meaning of the CIPTR Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows:- Not applicable

#### 32B <u>INSURANCE</u>

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: **Not Applicable**
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- **Not Applicable**

No such Insurance has been effected to the Vendors knowledge.

Is contained in the attached Certificate/s.

A copy of the condition report required by section 137B of the Building Act 1993 is also attached.

## SECTION 32 STATEMENT 1 KEMP COURT ROWVILLE VIC 3178

#### 32C LAND USE

#### (a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

Description:- As set out in copy title documents annexed hereto.

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title. **The vendor advises and the purchaser acknowledges that the garage is erected over an easement.** 

#### (b) BUSHFIRE

This land is not in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

#### (c) ROAD ACCESS

There is access to the Property by Road.

#### (d) PLANNING

Planning Scheme: Knox Planning Scheme

Responsible Authority: City of Knox

Zoning: Neighbourhood residential - schedule 4

Planning Overlay/s: None

#### 32D NOTICES

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- **None to the Vendors knowledge**, However, the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) **The Vendor is not aware** of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.
- (c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: **Not Applicable**

#### 32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):- **Not Applicable** 

No such Building Permit has been granted to the Vendors knowledge.

#### 32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

## SECTION 32 STATEMENT 1 KEMP COURT ROWVILLE VIC 3178

#### 32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT
  - land that is to be transferred under the agreement.
  - land on which works are to be carried out under the agreement (other than Crown land).
  - land in respect of which a GAIC is imposed

#### 32H SERVICES

Service Electricity supply	Status connected
Gas supply	connected
Water supply	connected
Sewerage	connected
Telephone services	connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

#### 32I TITLE

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.
- (b) Vic planning certificate
- (c) Planning certificate
- (d) South East Water certificate
- (e) Council rate notice
- (f) Section 137B report

#### **DUE DILIGENCE CHECKLIST**

A copy of the Due Diligence Checklist is attached.

#### **MATERIAL FACT**

A garage on the property is constructed over an easement.

## SECTION 32 STATEMENT 1 KEMP COURT ROWVILLE VIC 3178

DATE OF THIS STATEMENT 7 1 4 120 25
Name of the Vendor
Randal Victor John Smith and Gaenor Ann Elizabeth Denny and Marshall Gordon Smith
Signature/s of the Vendor
Randal V.J. Sf.
Randal V.J. 8
Mursing Smith
The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.  DATE OF THIS ACKNOWLEDGMENT  1 120 2
Name of the Purchaser
Signature/s of the Purchaser
×

#### IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

#### Undischarged mortgages – S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the Sale of Land Act 1962.

#### Terms contracts - S32A(d)

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

## Due Diligence Checklist

Consumer Affairs Victoria

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting **consumer.vic.gov.au/duediligencechecklist**.

## Urban living Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

## Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

#### **Growth areas**

#### Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

## Flood and fire risk Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

## Rural properties Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation?
   There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- · Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

## Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

#### Soil and groundwater contamination Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.





# Land boundaries Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

#### **Planning controls**

#### Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

## Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

#### Safety

#### Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

#### **Building permits**

## Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

## Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

# Utilities and essential services Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

# Buyers' rights Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights





#### Register Search Statement - Volume 9711 Folio 202

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

\_\_\_\_\_

VOLUME 09711 FOLIO 202

Security no: 124123185460P Produced 27/03/2025 11:08 AM

#### LAND DESCRIPTION

\_\_\_\_\_

Lot 554 on Plan of Subdivision 203073G. PARENT TITLE Volume 09681 Folio 279

#### REGISTERED PROPRIETOR

-----

Estate Fee Simple TENANTS IN COMMON

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

RANDAL VICTOR JOHN SMITH of 32 SPRUCE DRIVE ROWVILLE VIC 3178 As to 1 of a total of 3 equal undivided shares Sole Proprietor

GAENOR ANN ELIZABETH DENNY of 67 AIREDALE WAY ROWVILLE VIC 3178 As to 1 of a total of 3 equal undivided shares Sole Proprietor

MARSHALL GORDON SMITH of 1 KEMP COURT ROWVILLE VIC 3178 AN137858J 28/09/2016

#### ENCUMBRANCES, CAVEATS AND NOTICES

\_\_\_\_\_

COVENANT (as to whole or part of the land) in instrument M790603A 10/04/1987

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

#### DIAGRAM LOCATION

\_\_\_\_\_

SEE LP203073G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

-----

NIL

-----END OF REGISTER SEARCH STATEMENT------

Additional information: (not part of the Register Search Statement)

Street Address: 1 KEMP COURT ROWVILLE VIC 3178

#### DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 27/03/2025, for Order Number 87402420. Your reference: 4170 Smith & Denny

& Smith.

Delivered by LANDATA®, timestamp 27/03/2025 11:08 Page 1 of 4

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Titles Office Use Only Lodged at the Titles Office by 100487 1348 45 29 MZ90603A KEVIN J. PRUNTY & ASSOCIATES <u>141</u>8F Code \_\_\_ TRANSFER OF LAND **VICTORIA** Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4) (Note 5) Land LOT 554 ON PLAN OF SUBDIVISION NO. 203073 AND COMPRISED IN CERTIFICATE STAMP DUTY VICTORIA 2TRAN5#27684 5.D.V. 9APR87 OF TITLE VOLUME 9711 FOLIO 202 RECEIPT# 49122 11A \$000000581.10 (Note 6) Consideration \$29,750:00 (Note 7) Transferor STOCKLAND (GENERAL) PTY. LTD. (Note 8) Transferee RONALD CORDON SMITH and SHIRLEY JEAN SMITH both of 1 Warwick Street, East Bentleigh as JOINT TENANTS (Note 9) Estate and Interest All its estate and interest in the fee simple (Note 10) **Directing Party** Greation (or Reservation) of Easement and/or (Notes 11-12) **€**ovenant AND the Transferee for himself his heirs executors and administrators transferees and the registered proprietor or proprietors for the time being of the land hereby transferred COVENANTS with the said STOCKLAND (CENERAL) PTY. LTD. its successors assigns and transferees and as separate covenants with the other the registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 203073G and every part or parts thereof (other than the land hereby transferred) that the transferee will not erect or cause to be erected any front boundary fence or side boundary fence within 4.6 metres of the front A memorandum of the within instrument has been entered in the Register Book Office Use Only Juff on to con

Approval No. T2/1

boundary of the land hereby sold PROVIDED THAT in the case of any lot having a frontage to two or more streets (hereinafter called "a corner lot") the front boundary shall be deemed to be the street frontage to which the building erected on the corner lot shall face and any other boundary or boundaries shall be deemed to be a side or rear boundary accordingly. PROVIDED FURTHER that nothing in this restriction shall preclude the erection of any fence on any street frontage deemed for the purpose of this restriction to be a side boundary of any corner lot nor the erection of any fence on the rear boundary of any corner lot to the street frontage and this covenant shall appear on the Certificate of Title to issue for the said land and run with the land.

Date 7th day of April 1987

(Note 13)

(Note 14)

Execution and Attestation

THE COMMON SEAL of STOCKLAND (GENERAL) PTY. LTD. was hereunto affixed in accordance with its Articles of Association in the presence of:-

Director..

Secretary...

CENERAL) STALL CONTROLL CONTROL CO

SIGNED by the Transferees in )

the presence of:

witness W. Xude

Shirley y Smith

DH790603A-2-9

1. This form must be used for any transfer by the registered proprietor— (a) of other than the whole of an estate and interest in fee simple

(b) by direction

- (c) in which an easement is created or reserved
- (d) which contains a restrictive covenant or a covenant created pursuant to statute.
- 2. Transfers may be lodged as an original only and must be typed or completed in ink.
- 3. All signatures must be in ink.
- 4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.

All annexure sheets should be properly identified and signed by the parties and securely attached to the

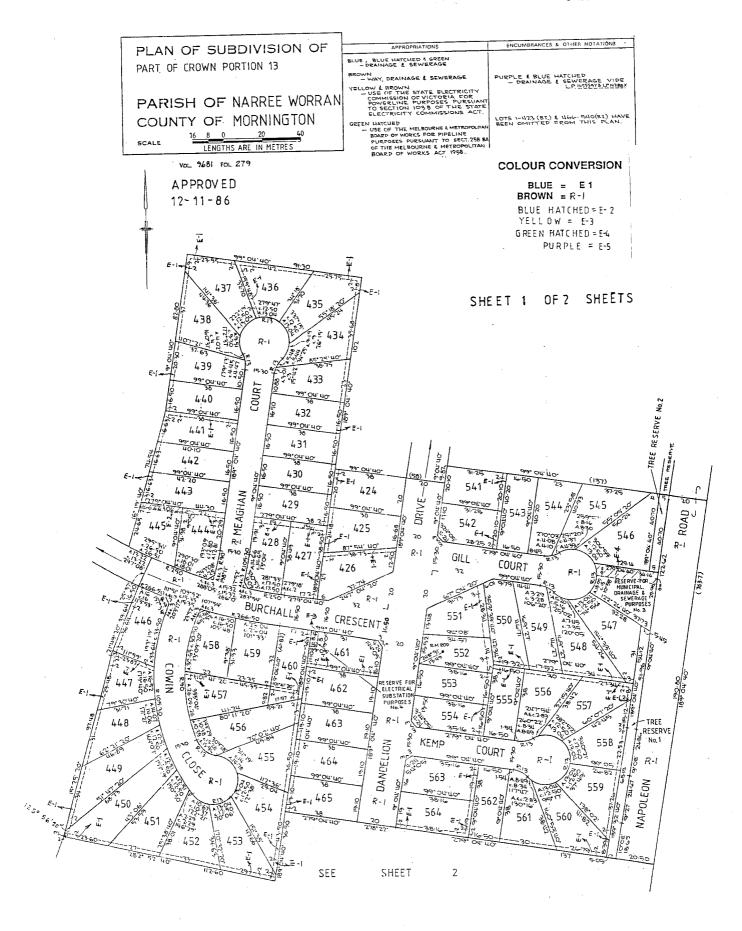
- 5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
- 6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
  - e.g. \$ ..... paid by B to A ..... paid by C to B

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ ...... which includes the amount owing under mortgage No.

- 7. Insert full name. Address is not required.
- 8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
- 9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
- 10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
- 11. Set out any easement being created or reserved and define the dominant and servient tenements.
- 12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
- 13. The transfer must be dated.
- 14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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LP203073G EDITION 1 CHARTS 35&36



## LP203073G

EDITION 1 CHARTS 35&36

#### PLAN OF SUBDIVISION OF

PART OF CROWN PORTION 13

PARISH OF NARREE WORRAN COUNTY OF MORNINGTON

LENGTHS ARE IN METRES

APPROVED 12-11-86

ENCUMBRANCES & OTHER NOTATIONS APPROPRIATIONS

BLUE BLUE HATCHED & GREEN - DRAINAGE & SEWFRAGE

GREEN HATCHED

USE OF THE MELROUPNE & METROPOLITAN
BOARD OF WORKS FOR PIPELINE
PURPOSES PURSUAIT TO SECT. 258 BA
OF THE MELBOURNE & METROPOLITAN
BOARD OF WORKS ACT 1958.

JRPLE & BLUE HATCHED
-- DRAINAGE & SEWERAGE VIDE
L.P. U57521&1"3188X

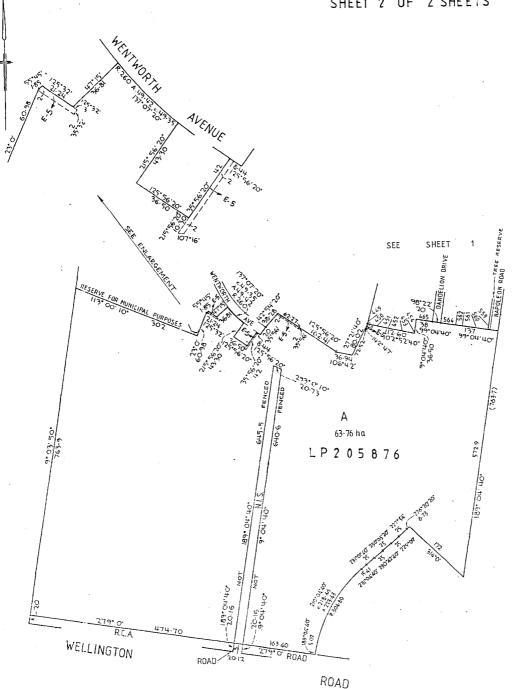
LOTS 1-423 (B.T.) & 466-540 (B.T.) HAVE BEEN OMITTED FROM THIS PLAN.

#### COLOUR CONVERSION

BLUE = E1 BROWN = R-I

BLUE HATCHED = E- 2 YELL OW = E-3 GREEN HATCHED = E-4 PURPLE = E-5

SHEET 2 OF 2 SHEETS





## Planning Certificate

(fr)

#### **PROPERTY DETAILS**

Property Address: 1 KEMP COURT ROWVILLE VIC 3178

Title Particulars: Vol 9711 Fol 202

Vendor: GAENOR ANN ELIZABETH DENNY, MARSHALL GORDON

SMITH, RANDAL VICTOR JOHN SMITH

Purchaser: N/A

Certificate No: 128543418

Client:

Date: 27/03/2025 Matter Ref: 4170 Smith &

> Denny & Smith House & Land

Conveyancing



#### **MUNICIPALITY**

**KNOX** 



#### **PLANNING SCHEME**

KNOX PLANNING SCHEME



#### RESPONSIBLE AUTHORITY FOR ADMINISTERING AND ENFORCING THE SCHEME

KNOX CITY COUNCIL



#### **ZONES**

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4



#### ABUTTAL TO A TRANSPORT ZONE / PUBLIC ACQUISITION OVERLAY FOR A PROPOSED ROAD OR ROAD WIDENING

**NOT APPLICABLE** 



#### **APPLICABLE OVERLAYS**

**NOT APPLICABLE** 

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Disclaimer: Information within this certificate has been obtained via the Landchecker Platform. Strategies, policies and provisions detailed in these sections of the Planning Scheme may affect the development and use of the land. Due diligence checks should be understand other factors that may impact the use of the property.



Matter Ref: 4170 Smith & Denny & Smith

Date 27/03/2025



#### PROPOSED PLANNING SCHEME AMENDMENTS

**NOT APPLICABLE** 



#### **ADDITIONAL INFORMATION**

STATE-WIDE PROVISIONS IF AN APARTMENT DEVELOPMENT - SEE PLANNING SCHEME CLAUSE 55.07 AND CLAUSE 58

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### PLANNING ZONES MAP



#### **ZONING**

- NRZ4 NEIGHBOURHOOD RESIDENTIAL ZONE SCHEDULE 4
- NRZ5 NEIGHBOURHOOD RESIDENTIAL ZONE SCHEDULE 5
- PPRZ PUBLIC PARK AND RECREATION ZONE
- TRZ2 TRANSPORT ZONE 2 PRINCIPAL ROAD NETWORK

This map extract is sourced from data maintained by the State of Victoria and is provided for information purposes only. No representation is made as to the accuracy of the content, and Dye & Durham Property Pty Ltd does not accept any liability to any person for the information provided.

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#### PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 27 March 2025 11:01 AM

#### **PROPERTY DETAILS**

**1 KEMP COURT ROWVILLE 3178** Address:

Lot and Plan Number: Lot 554 LP203073 Standard Parcel Identifier (SPI): 554\LP203073

Local Government Area (Council): KNOX www.knox.vic.gov.au

Council Property Number: 159976

<u>Planning Scheme - Knox</u> Planning Scheme: Knox

Directory Reference: Melway 82 G1

**UTILITIES STATE ELECTORATES** 

Inside drainage boundary

Rural Water Corporation: **Southern Rural Water** Legislative Council: **SOUTH-EASTERN METROPOLITAN** 

**South East Water** Legislative Assembly: **ROWVILLE** Melbourne Water Retailer:

Power Distributor: **AUSNET** 

**OTHER** Registered Aboriginal Party: Wurundjeri Woi Wurrung Cultural

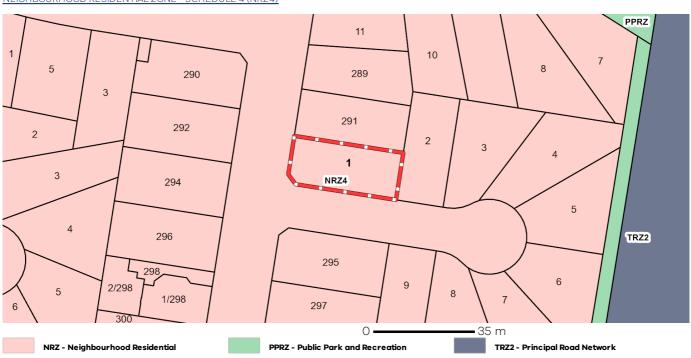
**Heritage Aboriginal Corporation** View location in VicPlan

#### **Planning Zones**

Melbourne Water:

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Read the full disclaimer at <a href="https://www.delwp.vic.gov.au/disclaimer">https://www.delwp.vic.gov.au/disclaimer</a>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

#### PLANNING PROPERTY REPORT

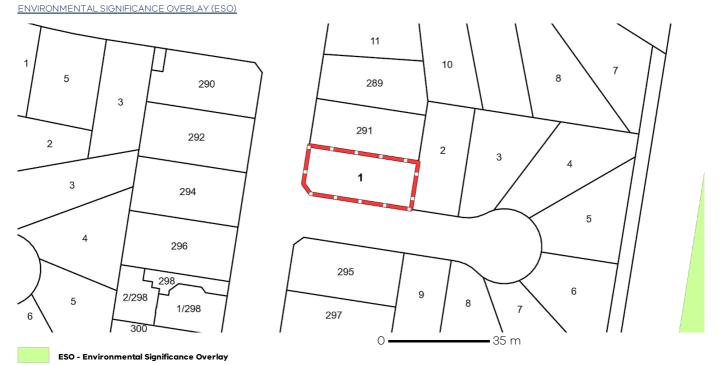


#### **Planning Overlay**

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

#### **Further Planning Information**

Planning scheme data last updated on 25 March 2025.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <a href="https://www.planning.vic.gov.au">https://www.planning.vic.gov.au</a>

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit <a href="https://www.planning.vic.gov.au">https://www.planning.vic.gov.au</a>

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Read the full disclaimer at <a href="https://www.delwp.vic.gov.au/disclaimer">https://www.delwp.vic.gov.au/disclaimer</a>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

#### PLANNING PROPERTY REPORT

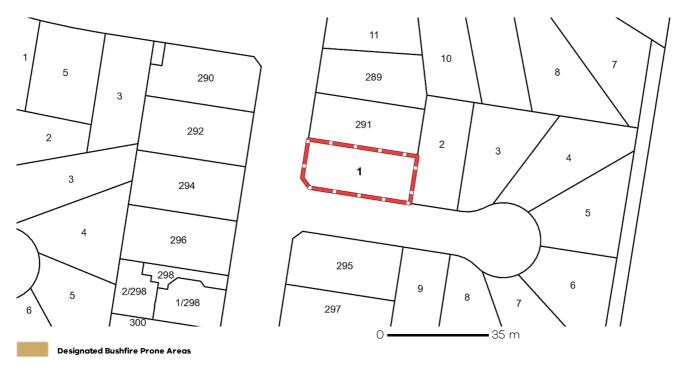


#### **Designated Bushfire Prone Areas**

This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

 $Design ated BPA \ maps \ can \ be \ viewed \ on \ VicPlan \ at \ \underline{https://mapshare.vic.gov.au/vicplan/} \ or \ at \ the \ relevant \ local \ council.$ 

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at <a href="https://www.planning.vic.gov.au">https://www.planning.vic.gov.au</a>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

#### **Native Vegetation**

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <a href="https://nvim.delwp.vic.gov.au/">https://nvim.delwp.vic.gov.au/</a> and <a href="https://nvim.delwp.vic.gov.au/">Native vegetation (environment.vic.gov.au/</a> or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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#### INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

SAI GLOBAL - PSP E-mail: property.certificates@dyedurham.com

Statement for property: LOT 554 1 KEMP COURT ROWVILLE 3178 554 LP 203073

REFERENCE NO.

56S//18196/9

YOUR REFERENCE

87402420:128543419

DATE OF ISSUE

27 MARCH 2025

CASE NUMBER

48949665

#### 1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities		
Parks Victoria - Parks Service Charg	e 01/01/2025 to 31/03/2025	\$21.79
Melbourne Water Corporation Total Service Charge	01/01/2025 to 31/03/2025	\$30.52
(b) By South East Water		
Water Service Charge	e 01/01/2025 to 31/03/2025	\$22.58
Sewerage Service Charge	e 01/01/2025 to 31/03/2025	\$98.05
Subtotal Service Charge		\$172.94
Payment	\$172.94	
	TOTAL UNPAID BALANCE	\$0.00

The meter at the property was last read on 11/01/2025. Fees accrued since that date may be estimated by reference to the following historical information about the property:

**Water Usage Charge** 

\$4.75 per day

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update
- \* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees. Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

AUTHORISED OFFICER:

LARA SALEMBIER GENERAL MANAGER CUSTOMER EXPERIENCE South East Water Information Statement Applications

PO Box 2268, Seaford, VIC 3198



#### INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at <u>www.southeastwater.com.au</u>.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

#### 2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at www.southeastwater.com.au Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at www.southeastwater.com.au. When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

AUTHORISED OFFICER:

LARA SALEMBIER GENERAL MANAGER CUSTOMER EXPERIENCE South East Water Information Statement Applications

PO Box 2268, Seaford, VIC 3198



#### INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

#### **Important Warnings**

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

#### 3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

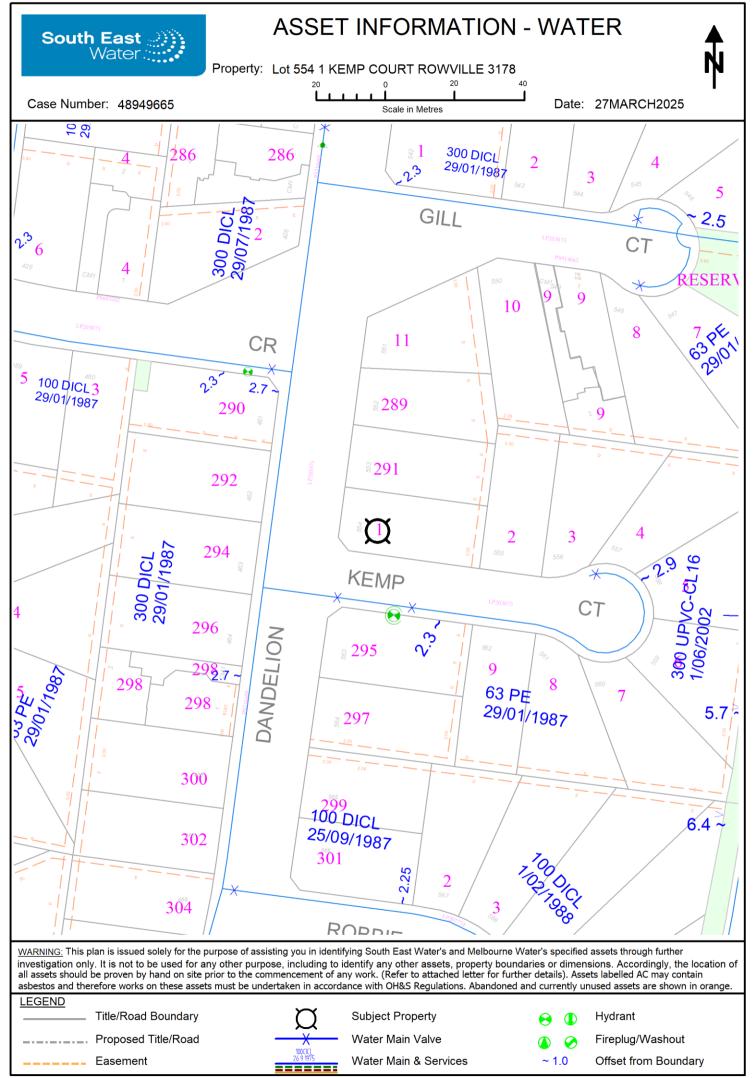
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

LARA SALEMBIER GENERAL MANAGER CUSTOMER EXPERIENCE South East Water Information Statement Applications

PO Box 2268, Seaford, VIC 3198

### ASSET INFORMATION - SEWER & DRAINAGE **South East** Property: Lot 554 1 KEMP COURT ROWVILLE 3178 Date: 27MARCH2025 Case Number: 48949665 Scale in Metres 286 6 CR § 289 290 § 291 294 KEMP CT DANDELION 298 298 300 299 302 304 RORRIE WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange. Title/Road Boundary Subject Property Maintenance Hole Proposed Title/Road Sewer Main & Property Connections Inspection Shaft Direction of Flow <1.0> Offset from Boundary Easement Melbourne Water Assets Natural Waterway Sewer Main Underground Drain Underground Drain M.H. Maintenance Hole **Channel Drain**



# South East

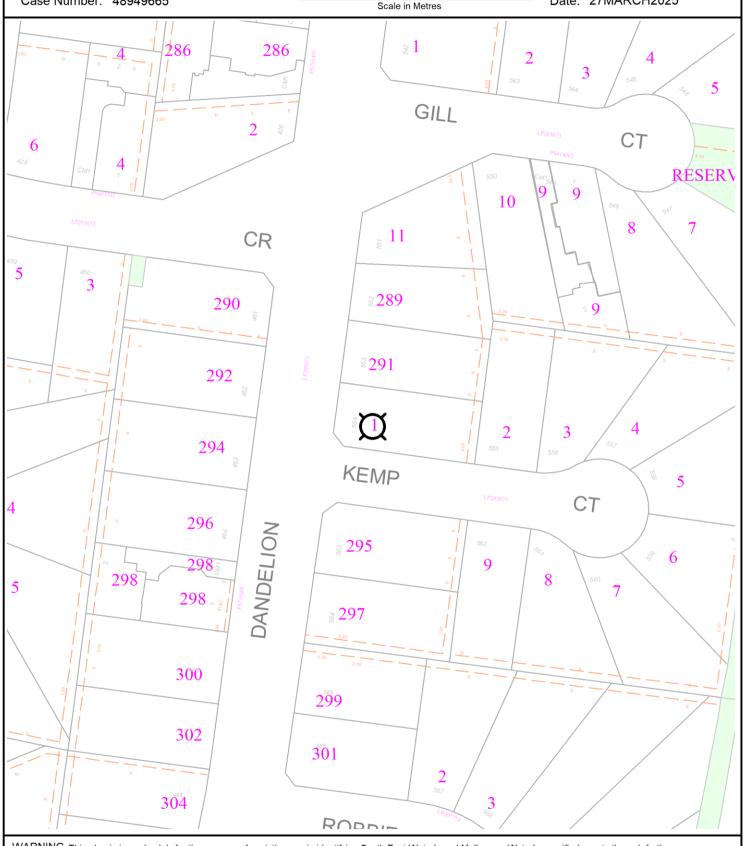
#### ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

Property: Lot 554 1 KEMP COURT ROWVILLE 3178

Case Number: 48949665

Date: 27MARCH2025

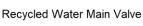


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LEGEND Title/Road Boundary Proposed Title/Road Easement



Subject Property



Recycled Water Main & Services



Hydrant



Fireplug/Washout Offset from Boundary



## Third instalment notice

2024-2025

Knox City Council, 511 Burwood Highway, Wantirna South VIC 3152 T 9298 8000 E knoxcc@knox.vic.gov.au W knox.vic.gov.au Interpreter 131 450 National Relay Service 133 677



Quote this number when contacting us

159976 1

Issue date

30/01/2025

Total payable

\$1,032.00 due by 28/02/2025



Est of S J Smith 1 Kemp Crt **ROWVILLE VIC 3178** 







Property and valuation details These valuations are prepared by the state government for rating and taxation purposes only

Property owner/s:

Est of S J Smith

Address:

1 Kemp Court, ROWVILLE VIC 3178

Legal description:

LOT 554 LP 203073

Land use:

Residential

AVPCC: 110 Detached Home

Capital Improved Value: \$970,000

Site value:

\$650,000

Net annual value:

\$48,500

Valued as at: 01/01/2024

Valuation applied from:

01/07/2024

Ward:

Taylor

First instalment

balance \$0.00

Second instalment balance

\$516.00

Third instalment

\$516.00

Due by 28/02/2025

Fourth instalment

\$516.00

Due by 31/05/2025

Payments and changes made after 21 January 2025 are not included in this notice.

#### Where to pay



Visa or Mastercard (0.4% surcharge added) Call: 1300 668 153 Visit: www.knox.vic.gov.au/rates

Scan: QR code

**Direct Debit** 

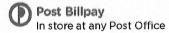
(0.4% surcharge added for credit cards) Pay from a bank account or credit card. Register at www.knox.vic.gov.au/rates or scan the QR code. Cancel at any time.



BPAY® Online or phone banking

Biller Code: 18077 1599761 Ref: **BPAY View<sup>6</sup>** 

Registration No: 1599761





Pay in person

Knox City Council Civic Centre 511 Burwood Hwy, Wantirna South Monday-Friday, 8.30am-5pm





Knox City Council - 511 Burwood Hwy, Wantirna Sth, VIC, 3152. Make cheques out to Knox City Council. Write your assessment number on the back.





Joseph Borg Building inspector RBP-U-24736 **Building Consultant** Pest Management Technician 8 Pink Hill Blvd. Beaconsfield 3807 Mb: **0410 545454** 

A.B.N.

Email: joe@houseinspection.services 84 540 010 360





REPORT ON DOMESTIC BUILDING WORK UNDER SECTION 137B OF THE BUILDING ACT 1993 (OWNER-BUILDER CONSTRUCTION)

Site address: 1 Kemp Court Rowville Commissioned By: Randal Smith

**Building inspection** 

Identification	Class 1 building	Outbuildings	Class 10 / 10b
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#### joseph p borg. Building Inspector RBP IN-U-24736

Please note that this is NOT a Pre-Purchase inspection and should not be considered as one. It is simply a statement of existing conditions required to enable appropriate insurance to be obtained and attached to the contract of sale as specified in Part 137B Building Act 1993.

Job No: 25195

Defects identified in the Insurance Report are those caused by bad workmanship or movement of foundations. The report does not necessarily refer to routine maintenance items (e.g. hair-line plaster cracks or jamming doors and windows) that are caused by normal shrinkage providing the workmanship was not defective.

Serious defects are defects that seriously affect the structural integrity of the property or require the substantial replacement of plumbing or electrical services. In the case of cracking, serious defects denote severe cracking as defined by Category 4 Appendix A – Australian Standard AS 2870.1 – 1988.

A person who constructs a building must not enter into a contract to sell the building under which the purchaser will become entitled to possess the building (or to receive the rent and profits from the building) within the prescribed period unless-

- (a) In the case of a person other than a registered building practitioner-
- (i) The person has obtained a report on the building from a prescribed building practitioner that contains the matters that are required by the Minister by notice published in the Government Gazette; and
- (ii) The person obtained the report not more than 6 months before the person enters into the contract to sell the building; and
- (iii) The person has given a copy of the report to the intending purchaser; and
- (b) The person is covered by the required insurance (if any); and
- (c) The person has given the purchaser a certificate evidencing the existence of that insurance; and
- (d) In the case of a contract for the sale of a home, the contract sets out the warranties implied into the contract by section 137C.

Unless otherwise stated;

No soil report or other material has been excavated or removed;

No plants or trees have been removed;

No samples have been taken or tested;

No fixtures, fittings, claddings or lining materials have been removed;

Building services have not been tested and registered/authorized persons should be contacted for approval of these services;

No enquiries of drainage, sewerage or water authorities have been made;

No plans or specifications or other contract documents have been sighted for the purpose of inspecting the works and providing a written report;

No special investigation of inspect attack (eg: borer, termite, etc) has been made and any reference to this has been made on a casual inspection.

REPORT ON DOMESTIC BUILDING WORK UNDER SECTION 137B OF THE BUILDING ACT 1993 (OWNER-BUILDER CONSTRUCTION)

Site Address: 1 Kemp Court Rowville

This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

p borg	g. Building	g Inspector RBP	IIN-U-24/3	00		Job No: 25195
Date o	f report:	26/3/25		Date of inspe	ection:	26/3/25
		ns at time of	Other			Fine
inspec	tion				,,	
•						
Name practit		ed building	Josep	oh Borg IN-U-2	4736	
Addr ess:	8 Pink Hil	Blvd Beaconsfiel	d 3807		Post Code:	3806
Signati	ure:	Joseph P	Borg			
	otion of the	•				
		s to the following	:			
		construction.				
	_	ed floors through	out			
>	Painting v	where required				
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		the construction		wer connection	i [x] Svv uist	charge point [x]
	da construc		'			
		construction				
>	Posts stee	el 80 x 80 mm				
>	Pitching b	eam steel 120 x	50 mm			
>	•	20 x 50 mm				
>	Roof batt	ens 120 x 50 mm				
<ul> <li>Proprietary brackets have been installed</li> </ul>						
<ul> <li>Polycarbonate and roof sheets</li> </ul>						
Engine	ered floors	throughout				
Paintin	ig where re	equired				
		terials used in the	constructio	on:		
>	Nil					
Site de						
		construction.				
	_	ed floors through	out			
		where required				
		the building/s: *				
	•	has not been issu			uction.	
>		and down pipes h				
> The veranda construction has not been tested in a permit application and may have items present that						

contravene the building regulations. This report is not intended to list all items that contravene the building regulations.

This report is a visual inspection of reasonable accessible parts of the property and this report does not cover Defects that are not reasonably visible or defects that have not yet arisen or enquiries to council or other authorities. This report is not a guarantee but an opinion of condition of the inspected property.

#### Areas of the building/s inaccessible at the time of inspection:

- Foundations could not be verified.
- Footings could not be verified.
- Gauge of steel or stress grade of timbers could not be verified.
- Stormwater drainage system and discharge point cannot be confirmed.
- Waterproofing to wet areas could not be confirmed.

#### Condition and status of incomplete works:

- Nil
- \* A report listing defects in the building/s to include but are not restricted to, conditions of the following building elements:

Footings	Subfloor
External walls	Internal walls and ceilings
External roof	Internal roof conditions
Doors/windows	Fireplaces/solid fuel heaters
Fixed appliances	Flyscreens
	External walls External roof Doors/windows

Driveways, paving, retaining walls, fencing, garages, carports, workshops, swimming pools or spas where constructed as part of the major domestic building contract.

NB: A copy of any building permits issued, any occupancy permits or certificates of final inspection issued (as applicable), must be attached to this report or the section 32.

#### Documents attached to this report must remain with this report:

- > A permit is not required for new for old replacement or renovation, such as bathrooms, kitchen, laundry etc.
- Alterations to a Building.

Alterations to a building are exempt from the requirement to obtain a building permit by item 4 of schedule 3 if the building work will not Adversely affect and will not increase or decrease the floor area. or will not adversely affect the safety of the public or occupiers of the building.

Joseph P Borg

Dip. BS.
RBP IN-U- 24736
Accredited Mediator.
Pest Management Technician